BLOCK 196 LOTS 5 6
& PT OF R/W IN OR 150/517
CITY OF FDNA BEACH

ROWLAND WALLACE & MICHELE
1914 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0196-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,747
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	131,247
SOH/AGL Deduction	0
ASSESSED VALUE	131,247
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	131,247
TOTAL JUST VALUE	131,247
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6205	DEMOLITION	0	01/08/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2443/0772	3/17/2021	WD	Q	I	01	155,000

GRANTOR: AMELIA ISLAND MOSQUIT
GRANTEE: ROWLAND WALLACE & M

1073 OLIVE ST, FERNANDINA BEACH

BLD DATE	12/15/2021	KK	LGL DATE	12/15/2021 KK
XF DATE			LAND DATE	
INC DATE			AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0424	CL FNC 6'	0	0	0	0	417.00	LF	20.00	20.00	100	1990	1990	3	28	2,335	
6	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1990	1990	3	28	168	
7	0467	FNC GT 25'	0	0	0	0	1.00	UT	875.00	875.00	100	2010	2010	3	81	709	
8	0430	CL FNC 6B	0	0	0	0	197.00	LF	9.70	9.70	100	1990	1990	3	28	535	

LAND DESCRIPTION

TOTAL OB/XF 3,747

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001001	C	V CM/XFOBT	0	0006	CI	100.00	200.00	20,000.00	SF		1.00	1.00	0.85	7.50	6.38	127,500							

REVIEW DATE 12/15/2021 BY KK Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS